

## **Chapter 14.30 Light Industrial (LI) Zoning District (Light Industrial and Office)**

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### **14.30.010 Purpose.**

The purposes of the Light Industrial (LI) zoning district are to:

- A. Provide appropriate areas for various light industrial land uses, including office, warehouse, distribution, manufacturing enterprises and research and development facilities which complement, enhance, and support the mix of land uses within the city;
- B. Provide for limited retail sales or related services allowed only as incidental to underlying permitted uses or through a conditional use permit process;
- C. Promote high-quality and well-designed business and light industrial developments that are in keeping with Duvall's small-city character, and create an environment free from adverse noise, odors, dust, smoke, air pollution, water pollution, and inappropriate truck traffic or related traffic congestion;
- D. Ensure that proper site needs and amenities, including but not limited to vehicular circulation and parking, services and utilities, landscaping, lighting, pedestrian, bicycle, and greenbelt networks and linkages, and other necessary and desirable elements are integral parts of all industrial district projects.

### **14.30.020 Permitted uses.**

Each building in the Light Industrial zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the LI zoning district are:

- A. Animal service facilities, including veterinary clinics, grooming services, kennel
- B. Automotive service facilities, including automobile, truck, and RV rental and leasing, gas stations, auto repair, car washes, auto glass repair
- C. Cemeteries
- D. Community residential facilities
- E. Construction related facilities, including contractor yards, offices
- F. Day care facilities
- G. Dry cleaning plants and industrial launderers
- H. Equipment rental with or without outside storage
- I. Fuel dealers
- J. General business and professional offices, including for on-site manufacturing uses, financial institutions, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- K. Governmental services (court, police, fire, city hall or similar local government including public works yards or sewer treatment plants)
- L. Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- M. Manufacturing of products, including food and kindred products, wine, beer, apparel and other textile products, wood products, commercial printing and publishing, stone, clay glass and concrete products, fabricated metal products, industrial and commercial machinery, computer and office equipment, electronic and other electric equipment,

- measuring and controlling instruments, aircraft, ship and boat building, movie production/distribution
- N. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- O. Parks, public or private
- P. Recreational trails, non-motorized
- Q. Recycling facility
- R. Religious institutions (not including K-12 schools)
- S. Repair shops, including for heavy equipment, trucks, and equipment
- T. Research facilities, development and testing
- U. Restaurants, primarily serving the needs of the industrial area
- V. Retail sales of building, hardware and garden materials, and vehicles, including boats, trucks, and RVs
- W. Self service storage
- X. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Y. Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- Z. Subregional utility
- AA. Transportation services, including couriers, trucking and taxi facilities, freight and cargo service, passenger transportation service
- BB. Warehousing and wholesale trade including of agricultural and manufactured products
- CC. Wireless communications facility, attached to an existing building or structure, camouflaged.

#### **14.30.030 Accessory uses.**

Accessory on-site uses in the LI zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Drive thrus for banks, pharmacies, except that such use shall not be permitted between a building and a street
- C. Employee recreation facility and play area
- D. Employee day care facility (outside play area permitted)
- E. Employee café or cafeteria operated in conjunction with a principally permitted use
- F. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- G. Outside merchandise screened in accordance with DMC 14.64
- H. Sidewalk cafés (See DMC 14.64.230)
- I. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

#### **14.30.040 Conditional uses.**

Uses permitted in the LI zoning district subject to conditional use permit are:

- A. Auction houses
- B. Buildings greater than 65,000 square feet in area
- C. Indoor shooting range
- D. School bus base
- E. Secure community transition facilities
- F. Transfer station
- G. Transit bus base
- H. Transit park and ride lot

- I. Wireless communications facility, freestanding or attached to an existing building or structure and not camouflaged
- J. K-12 public or private schools

**14.30.050 Development standards.**

Table 14.30.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	0square feet
Minimum street setback	0-20 feet <sup>(1)</sup> See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	85%
Maximum height	45 feet <sup>(2) (3)</sup>

(1) See DMC 14.34, Design Guidelines

(2) Three floors are allowed on the uphill side and four floors are allowed on the downhill side.

(3) See DMC 14.64 for height calculations.

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards